



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 200000336

Date: February 6, 2004

Comments Due: March 6, 2004

In reply, please refer to the Public Notice Number

SUBJECT: Applications for a Department of the Army permits under authority of Section 404 of the Clean Water Act to discharge dredged or fill material into waters of the United States, including wetlands, (waters) as shown in the attached drawings. These proposed projects are within the Sun Ridge Specific Plan area, which is within the larger Sunrise Douglas Community Plan area.

The following five projects have been consolidated into this one public notice for efficiency, paper reduction, and because they all appear to be related and are within the same specific plan area.

APPLICANTS:

Brian Holloway, 2200 L Street, Sacramento California 95816 (DJ Enterprises 200100448)

Bob Shattuck, Lennar Communities, Inc., 2240 Douglas Blvd., Suite 200, Roseville California 95661 (North Douglas 199400218)

Bob Shattuck, Lennar Communities, Inc., 2240 Douglas Blvd., Suite 200, Roseville California 95661 (North Douglas 2 199400529)

Mark Enes, Sunridge, LLC, 7700 College Town Drive, Suite 101, Sacramento California 95826 (Anatolia IV 199400210)

Jim Galovan, Woodside Homes, 15 Plaza Drive, Suite 102, Folsom, California 95630 (Douglas Road 98 200200568)

LOCATION: These proposed projects are located within the Sun Ridge Specific Plan Area, which is within the larger Sunrise Douglas Community Plan Area, in Sections 3, 8 & 10, Township North, Range 7 East, M.D.B.&M., in Sacramento County, California. See attached vicinity and location maps (Figures 1 & 2).

PROJECT DESCRIPTION: The proposed projects would result in the permanent loss of approximately 31 acres of waters, including 21 acres of vernal pools. Figure 3 is a table of permitted and proposed impacts.

DJ Enterprises - 200100448 This project includes several properties formally known as Jager Corner Enterprises/Slagel 199300406, Davis 199400211, White 199400212, Lausevic 199400158, Ringen 199400159, and Slagel 199400157. This project would result in the loss of

11.56 acres of waters, which includes 7.64 acres of vernal pools, and retainment of 0.77 acre of fill in wetlands, apparently from unauthorized work on the Jager Corner Enterprises property in 1993. The Corps has not verified the wetland delineation for the Jager Corner property. The applicant proposes to develop approximately 980 single-family low and medium density residences on approximately 250 acres of land. Approximately 14.62 acres will be dedicated to parkland and open space, 12.55 acres to drainage & landscape corridors, and 10.25 acres to roads. The applicant proposes to establishing a 50.12 acre wetland preserve and mitigate at a 1:1 ratio for vernal pool preservation at Gill and Bryte Ranch, and 8.224 acres of vernal pool habitat credits will be purchased or constructed at each mitigation facility. See Figures 4 & 5 for a depiction of wetlands and the proposed project.

North Douglas - 199400218 This project would result in the loss of all 1.97 acres of waters on the site, which include 1.245 acres of vernal pools, 0.271 acre of seasonal wetland, 0.295 acre of wetland swale, 0.154 acre of seasonal marsh, and 0.006 acre of ephemeral drainage. The project involves the development of 365 single-family homes and 3.5 acres of commercial mixed-use development on approximately 88 acres. The project is comprised of four villages with low-density residential designations ranging from 4 to 7 dwelling units per acre. Commercial mixed-use development is planned for the southern 3.5 acres. The applicant proposes to mitigate wetland impacts by the purchase of credits at the Sunrise Douglas vernal pool preserve and other Corps and U.S. Fish and Wildlife Service approved wetland mitigation bank(s). See Figure 7 for a depiction of waters on the site and Figure 8 for a depiction of the proposed project

North Douglas 2 (fka Cupp Property) - 199400529 This project would result in the loss of all 3.335 acres of waters on the site, which include 0.307 vernal pool, 0.121 acre of seasonal wetland, 0.149 acre of wetland swale, 0.082 ephemeral drainage, and 2.676 acres of pond. The Corps has not verified the wetland delineation for this site. The proposed North Douglas Cupp project involves the development of 154 single-family homes, 6.4 acres of commercial mixed-use development and 7.1 acres of park land on approximately 41 acres. The project is comprised of two villages with low-density residential designations ranging from 5 to 7 dwelling units per acre. Commercial mixed-use development and park land are planned for the central 13 acres. The applicant proposes to mitigate wetland impacts by the purchase of credits at the Sunrise Douglas vernal pool preserve and other Corps and U.S. Fish and Wildlife Service approved wetland mitigation bank(s). See Figure 9 for a depiction of waters on the site and Figure 10 for a depiction of the proposed project.

Anatolia IV - 199400210 This project would result in the loss of all 1.36 acres of waters on the site, which are all vernal pools. This proposed project involves grading portions of the approximate 25-acre site in order to construct approximately 134 single-family residences. The applicant has proposed to mitigate wetland impacts through the purchase of credits at a Corps and U.S. Fish and Wildlife Service approved bank(s), or prepare and implement a Corps and U.S. Fish and Wildlife Service approved wetland mitigation plan at an off-site area. See Figure 4 for a depiction of waters on the site and Figure 6 for a depiction of the proposed project.

Douglas Road 98 - 200200568 This project would result in the loss of all 3.97 acres of waters on the site, which include 0.10 acre of seasonal wetland, 3.79 acres of vernal pools, and 0.08 acre of intermittent drainage. The Corps has not verified the wetland delineation for this site. This proposed project involves grading portions of the approximate 98-acre site in order to construct approximately 441 single-family residences, a 2.1-acre multifamily residential site, and a 3.6-acre school site. The applicant has stated that the proposed land uses for the subject

property are in accordance with the adopted land uses set forth in the Sun Ridge Specific Plan. The project is sited to take advantage of the proposed extension of infrastructure to the Plan area, including sewer mains, sewer trunk lines, gas and electric mains, and water mains. The applicant proposes to purchase wetland mitigation credits at Corps and U.S. Fish and Wildlife Service approved wetland mitigation bank(s). See Figure 11 for a depiction of waters on the site and Figure 12 for a depiction of the proposed project.

Permitted Projects The Anatolia I, II and III, 743-acre residential development project, on the west side of the Sun Ridge Specific Plan Area, was permitted to fill 41.05 acres of waters after the preparation of an Environmental Impact Statement (EIS). Waters permanently impacted by this project included 26.97 acres of vernal pools. This project is currently under construction. An additional Nationwide Permit 12 notification (200300697) for the Sun Ridge Specific Plan Road Improvements is also currently being processed. This project would permanently impact 0.095 acre of waters, including 0.082 acre of vernal pools. The Mather East (200100441) project has been issued a Nationwide Permit 39 verification to permanently impact 0.39 acre of waters, including 0.20 acre of vernal pools.

Other Projects The Corps is processing standard permit applications for the adjacent Sun Ridge Village J (200100230), Ronenberg Property (200100252), and Douglas Road 103 (199700006) projects. The Sun Ridge Village J project is proposing to permanently impact all 2.96 acres of waters, which include 1.85 acres of vernal pools, 0.22 acre of seasonal wetland, and 0.89 acre of pond. The Ronenberg project contains 1.88 acres of waters, and proposes to permanently impact 1.42 acres of these waters, which include 0.83 acre of vernal pools, 0.46 seasonal wetland, and 0.13 intermittent drainage. A preserve would be established as a part of the Ronenberg project and would protect the remaining 0.46 acre of waters. The Douglas Road 103 project proposes to permanently impact 5.14 acres of waters, which includes 4.56 acres of vernal pools and 0.58 acre of intermittent drainage. To date, the Corps has not verified the wetland delineation for this property, and the applicant has not provided the Corps with a complete application. Archived public notices for the Sun Ridge Village J and Ronenberg projects can be obtained through our web-site mentioned below.

Other properties within the Sun Ridge Specific Plan Area are likely to contain waters subject to the Clean Water Act. However, no other applications have been received. Furthermore, the Sunrise Douglas 2 properties, which comprise most of the remaining southern lands in the Sunrise Douglas Community Plan, are a reasonably foreseeable impact to additional waters subject to Clean Water Act jurisdiction. Sacramento County's Final Environmental Impact Report states that approximately 203 acres of wetlands could be impacted from full development of the Sunrise Douglas Community Plan area. The Corps has not yet determined if an EIS is required of one or more of the applications mentioned above. Your comments will assist the Corps in making this determination.

AREA DESCRIPTION: These project lands within the Sun Ridge Specific Plan area generally consist of gently rolling terrain which slope to the southwest. Several intermittent drainages, including the upper reaches of Morrison and Laguna Creeks, are within the area. The primary vegetation community present is annual grassland. Within the annual grassland are ephemeral features including vernal pools, seasonal wetlands, seasonal wetland swales, seasonal marsh, ephemeral drainages, and man-made ponds. These properties contain extensive vernal pool habitat.

The annual grassland community is generally comprised primarily of non-native naturalized Mediterranean grasses. These include ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), ryegrass (*Lolium perenne*), Mediterranean barley (*Hordeum marinum*), and medusahead grass (*Taeniatherum caput-medusae*). Other non-native herbaceous species in this community include filaree (*Erodium botrys*), tarweed (*Holocarpha virgata*), turkey mullein (*Eremocarpus setigerus*) and vetch (*Vicia* species).

Vernal pools are scattered through the project areas. Vernal pools are topographic basins within the grassland community and typically are underlain with an impermeable or semi-permeable hardpan or duripan layer. Vernal pools are inundated up to one foot through the wet season and are dry by late spring through the following wet season. The plant communities within vernal pools are predominantly native annual species that include Carter's buttercup (*Ranunculus bonariensis*), Vasey's coyote-thistle (*Eryngium vaseyi*), creeping spikerush (*Eleocharis macrostachya*), annual hairgrass (*Deschampsia danthonioides*), and winged water-starwort (*Callitriche marginata*).

Seasonal wetlands are ephemerally wet areas where runoff accumulates within low-lying depressions and/or adjacent to watercourses. These areas most likely remain inundated for extended periods into the spring and summer. Seasonal wetland swales are ephemerally wet areas that carry runoff to larger drainages and creeks. These typically occur as linear features. Seasonal wetland swales have a vegetative community consisting of non-native wetland generalist plants. These generally include Carter's buttercup, spike rush, Vasey's coyote-thistle, rough soft chess, filaree, and tarweed.

Some of these areas have been historically used for dry land farming and grazing. Surrounding land uses include, a Security Industrial Park and Rio del Oro/Aerojet lands to the north, industrial uses along the Sunrise Boulevard corridor to the northwest, Mather Field, animal rendering plant and agricultural uses to the west, an aggregate processing facility to the northeast, and agricultural lands to the southeast. To the south is similar open land, proposed as the Sunrise Douglas 2 area. The Sacramento County Kiefer Landfill is also located to the southeast.

ADDITIONAL INFORMATION:

Endangered Species: The vernal pools and wetland swales may provide habitat for the Federally-listed Sacramento Orcutt grass (*Orcuttia viscida*, federal endangered), slender Orcutt grass (*Orcuttia tenuis*, federal threatened), vernal pool fairy shrimp (*Branchinecta lynchi*, federal threatened) and vernal pool tadpole shrimp (*Lepidurus packardi*, federal endangered). These pools may also provide habitat for the Federally-proposed for listing California tiger salamander (*Ambystoma californiense*). For the Ronenberg and Sun Ridge Village J projects, the Corps has initiated consultation under Section 7 of the Endangered Species Act (ESA) with the U.S. Fish and Wildlife Service. The Corps will also initiate consultation, as required under ESA, for other applications.

Cultural Resources: No known registered cultural resources have been identified within these projects. However, some projects have not completed record searches or surveys for the entire project area. Unknown cultural resources may exist within the project areas. The Corps will consult, as required under Section 106 of the National Historic Preservation Act, for projects affecting cultural resources that are listed or potentially eligible for listing on the National Register of Historic Places.

Related Documents:

March 1999, Sunrise Douglas Community Plan/Sun Ridge Specific Plan, Draft Environmental Impact Report

November 2001, Sunrise Douglas Community Plan/Sun Ridge Specific Plan, Final Environmental Impact Report

Interested parties are invited to submit written comments on or before **March 6, 2004**. Personal information in comment letters is subject to release to the public through the Freedom of Information Act. Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

For general comments on all projects please refer to number 200000336 and for specific projects please refer to the appropriate Corps ID number. This public notice may also be obtained through our web-site at www.spk.usace.army.mil/cespk-co/regulatory/PNs. If additional information is required, please contact the project manager Justin Cutler, at the letterhead address, e-mail: Justin.Cutler@usace.army.mil, or telephone 916-557-5258.

Michael J. Conrad, Jr.
Colonel, US Army
District Engineer

Attachments: 12 Figures